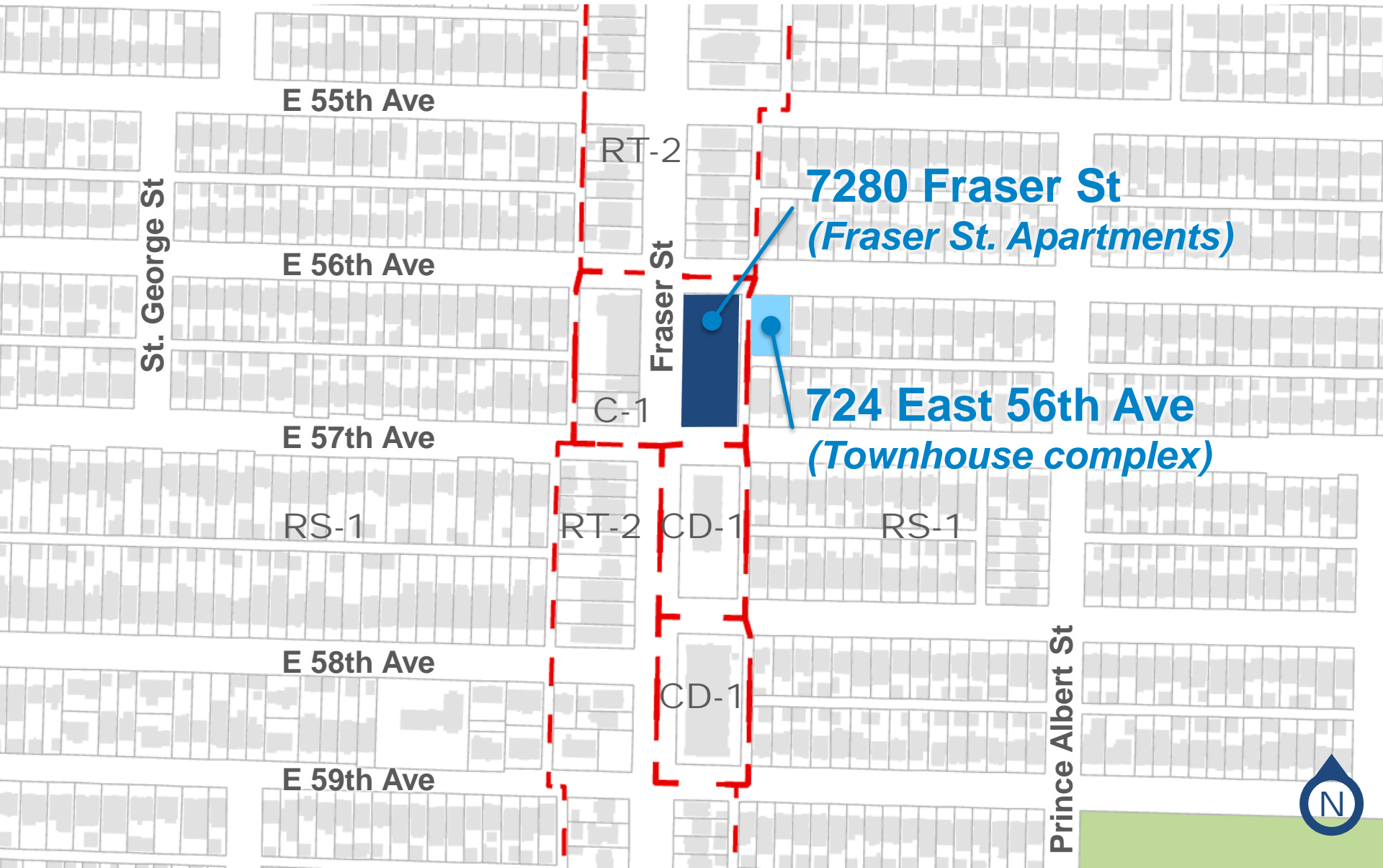




**CD-1 Rezoning: 7280 Fraser Street  
724 East 56th Avenue**  
Public Hearing – December 2, 2020

# Two Sites and Surrounding Zoning





# Existing Sites and Context



E 55th Ave

E 56th Ave

7280 Fraser St

724 E 56th Ave

E 57th Ave

Fraser St

Prince Albert St

E 58th Ave





# Existing Site – 7280 Fraser Street



# Existing Site – 724 East 56th Avenue

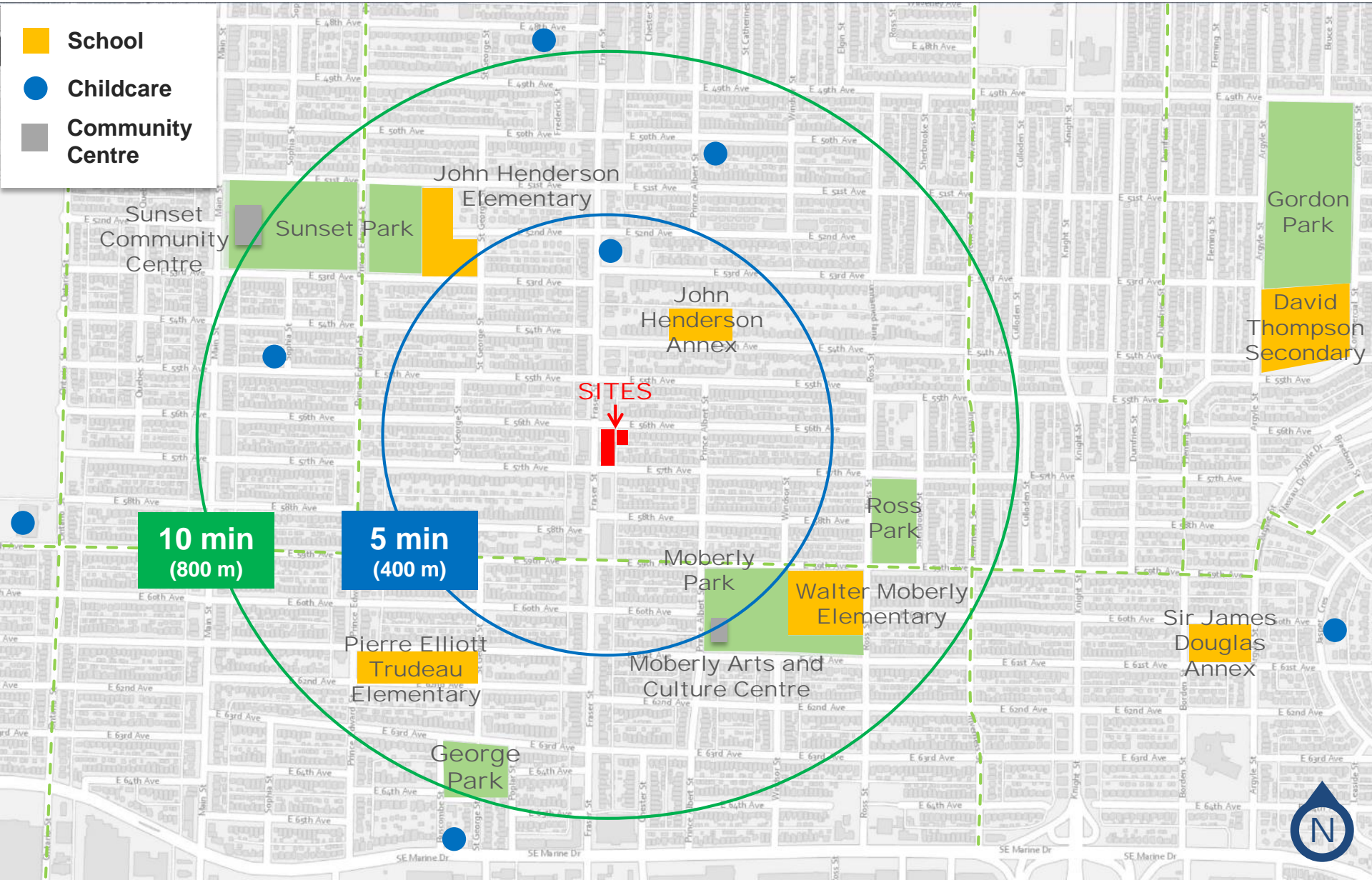
View from Rear Lane





# Local Services and Amenities

- School
- Childcare
- Community Centre



10 min  
(800 m)

5 min  
(400 m)

SITES

John Henderson Elementary

John Henderson Annex

Walter Moberly Elementary

Pierre Elliott Trudeau Elementary

Moberly Arts and Culture Centre

George Park

Ross Park

Moberly Park

Gordon Park

David Thompson Secondary

Sir James Douglas Annex



# Enabling Policies



- Housing Vancouver Strategy approved in 2017
- Secured Rental Units
- 20,000 new units (2018 – 2027)



**City of Vancouver** *Planning - By-law Administration Bulletins*  
Planning and Development Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7000  
[planning@vancouver.ca](mailto:planning@vancouver.ca)

## **AFFORDABLE HOUSING CHOICES INTERIM REZONING POLICY**

*Authority - Director of Planning  
Effective October 4, 2012*

*Amended December 2, 2013, April 20, 2016, and October 11, 2017, and June 20, 2018*

On October 3, 2012, City Council approved the Affordable Housing Choices Interim Rezoning Policy aimed at encouraging innovation and enabling real examples of affordable housing types to be tested for potential wider application that will provide ongoing housing opportunities. Please see report to City Council at the following link: <http://former.vancouver.ca/cityclerk/cclerk/20121002/documents/rz2.pdf>.

The policy allows for consideration of rezoning proposals which will be evaluated on criteria in the following categories: Affordability, Location, and Form of Development, and Council has provided guidance on each of these criteria. Council originally established a maximum of 20 rezoning applications to be considered under this interim policy.

On June 20, 2018, Council removed the maximum cap of 20 rezoning applications to be considered under this policy. Full enquiry submissions for rental housing projects will be processed until June 30, 2019. These changes are intended to be an interim measure to better meet the new Housing Vancouver targets for purpose-built rental housing – 20,000 units over the next 10 years (2018-2027). Staff will be undertaking a review of the Affordable Housing Choices Interim Rezoning Policy in conjunction with the Secured Market Rental Housing Policy "Rental 100", with a report back to Council on the results of these policies, as well as recommendations for improvements in the spring of 2019.

The policy also includes a spacing requirement between projects, where no more than two projects can be considered within 10 blocks along an arterial street. As this spacing requirement was added by Council when the policy was approved in 2012, it does not appear in the report at the above web link.

### **How to find out if a site is eligible for the Affordable Housing Choices Interim Rezoning Policy**

Locations where the Affordable Housing Choices Interim Rezoning Policy can be considered are provided in Section 2, below. To confirm the eligibility of a particular site, contact the Planning Info Line at 604-873-7038 or [planninginfo@vancouver.ca](mailto:planninginfo@vancouver.ca).

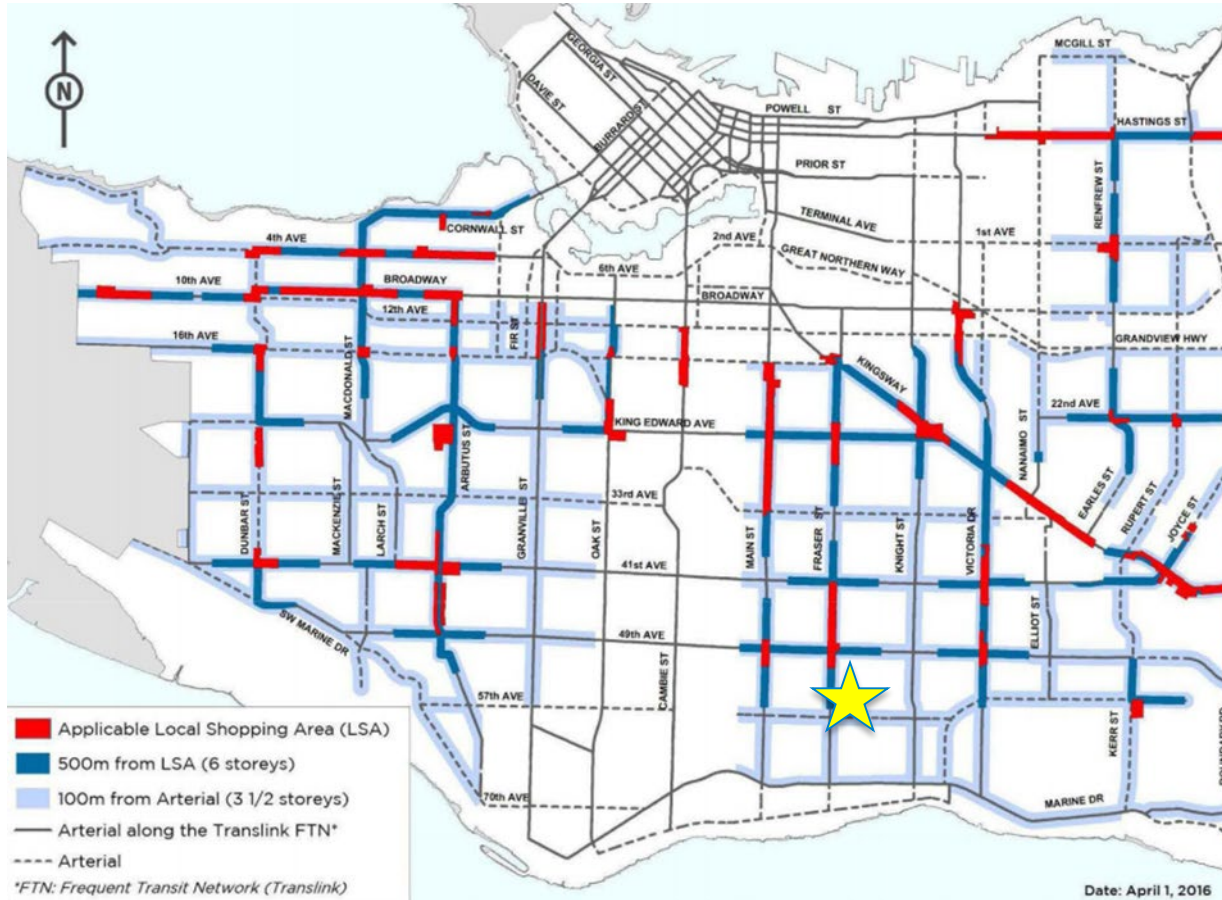
June 2018

- Ended June 30, 2019.
- Replaced by the Secured Rental Policy on Nov. 26, 2020



# Enabling Policies

## Affordable Housing Choices Interim Rezoning Policy



*Up to 2 projects within 10 blocks along arterial*

*7280 Fraser St:*

- site on arterial within 500 m of a local shopping area
- Up to 6 storeys

*724 East 56th Ave:*

- Site 100 m from arterial (Fraser St.)
- Up to 3.5 storey townhouses



# Proposal – 7280 Fraser Street

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- 6-storey, Passive-House, mixed use building
- 95 secured market rental units
- 3.24 FSR Recommended
- 36 % Family units
- Height of 22.2 m (72.8 ft.) Recommended
- Restart Vancouver “Recovery Phase”: ~332 new construction jobs



# Proposal – 724 East 56th Avenue

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- 3-storey, Passive House townhouse buildings
- 12 secured market rental units
- 1.40 FSR
- 66 % Family units
- Height of 10.7 m (35.1 ft.)
- Restart Vancouver “Recovery Phase”: ~42 new construction jobs





# Plan View – 7280 Fraser St and 724 East 56th Ave



# Rear View – 7280 Fraser St and 724 East 56th Ave





# Changes Between Original Application and Recommended Form

**Original Application, December 2019**  
*FSR 3.17*  
*20.5 m height*



*4 commercial retail units*



**Recommended**  
*FSR 3.24*  
*22.2 m height*



**Height for additional rooftop deck**

**7 CRUs, some with mezzanines**



# Proposal: Rents

	DCL By-Law Maximum Average Starting Rent		Market Rent in Newer Buildings - Eastside	
	Project Average Starting Rents	Average Household Income Served	Average Rents	Average Household Income Served
<b>studio</b>	\$1,641	\$65,640	\$1,584	\$63,360
<b>1-bed</b>	\$1,942	\$77,680	\$1,796	\$71,840
<b>2-bed</b>	\$2,611	\$104,440	\$2,378	\$95,120
<b>3-bed</b>	\$2,977	\$119,080	\$2,603	\$104,120

**2016 Median Household Income, Sunset  
\$68,855**

Source: Statscan Census 2016



# Proposal: Rents

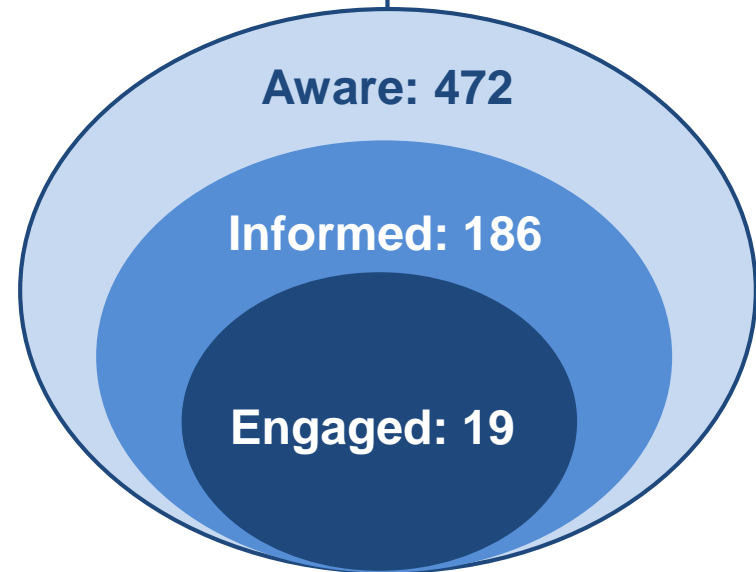
	DCL By-Law Maximum Average Starting Rent		Market Rent in Newer Buildings - Eastside		Ownership	
	Project Average Starting Rents	Average Household Income Served	Average Rents	Average Household Income Served	Median-Priced Unit (Eastside)	Average Household Income Served
<b>studio</b>	\$1,641	\$65,640	\$1,584	\$63,360	\$2,270	\$90,800
<b>1-bed</b>	\$1,942	\$77,680	\$1,796	\$71,840	\$2,824	\$112,960
<b>2-bed</b>	\$2,611	\$104,440	\$2,378	\$95,120	\$3,852	\$154,080
<b>3-bed</b>	\$2,977	\$119,080	\$2,603	\$104,120	\$5,394	\$215,760

# Public Consultation

**Pre-application  
Open House  
September 25, 2019**  
25 attendees

**City-hosted  
Virtual Open House  
June 8 to 28, 2020**

Postcards distributed	1,705
Questions	6
Comment forms	20
Other input	8
<b>Total</b>	<b>34</b>





# Public Consultation: What We Heard

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## Support

- Building height, density and massing
- Neighbourhood fit
- Housing options

## Concern

- Building height, density and massing
- Parking
- Green Space

# Density, Height and Neighbourhood Fit

Upper 2 storeys stepped back

3-storey townhouses facilitate transition



Landscape buffer, Ground-oriented apartment units with patio on lane



# Density, Height and Neighbourhood Fit

Upper 2 storeys stepped back

3-storey townhouses facilitate transition



Fraser Street

Rear Lane

RS-1 Houses, up to 2.5 storeys

# Green Space – 7280 Fraser St

Original Application, December 2019

Recommended

Additional rooftop amenity space





# Conclusion

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- Proposals comply with Affordable Housing Choices Interim Rezoning Policy
- Provides 107 secured market rental units
- Staff support application subject to conditions outlined in Appendix B

